

# Grove.

FIND YOUR HOME



16 Bishops Walk  
Cradley Heath,  
West Midlands  
B64 7RH

Offers In The Region Of £390,000



Nestled on the private road of Bishops Walk, Cradley Heath, this house offers a peaceful residential atmosphere while remaining close to local amenities, schools, and transport links, making it easy to explore the wider area.

The property comprises of a tarmacadam drive and lawn to the front, with a garage. The ground floor offers an entrance porch, two reception rooms, hallway, kitchen and downstairs w.c.. The first floor offers four bedrooms, one with an en-suite and a family bathroom. The garden is lawned.

This property presents an excellent opportunity for those looking to settle in a welcoming community. With its generous living space and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home. JH  
07/08/2025 V2 EPC=C







#### Approach

Via shared block paved driveway leading to private tarmacadam driveway with side lawn and stone chipping area, hedge row, double glazed obscured front door leading to porch.

#### Porch

Double glazed window to side, coving to ceiling, fuse box, central heating radiator, door to reception room.

#### Reception room 14'1" x 13'9" (4.3 x 4.2)

Double glazed window to front, central heating radiator, coving to ceiling, double opening doors to rear reception room, feature fireplace.

#### Inner hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, door to under stairs w.c., door to kitchen and door to rear reception room.

#### Rear reception room 11'1" x 8'10" (3.4 x 2.7)

Double glazed patio door to rear garden, central heating radiator, coving to ceiling.

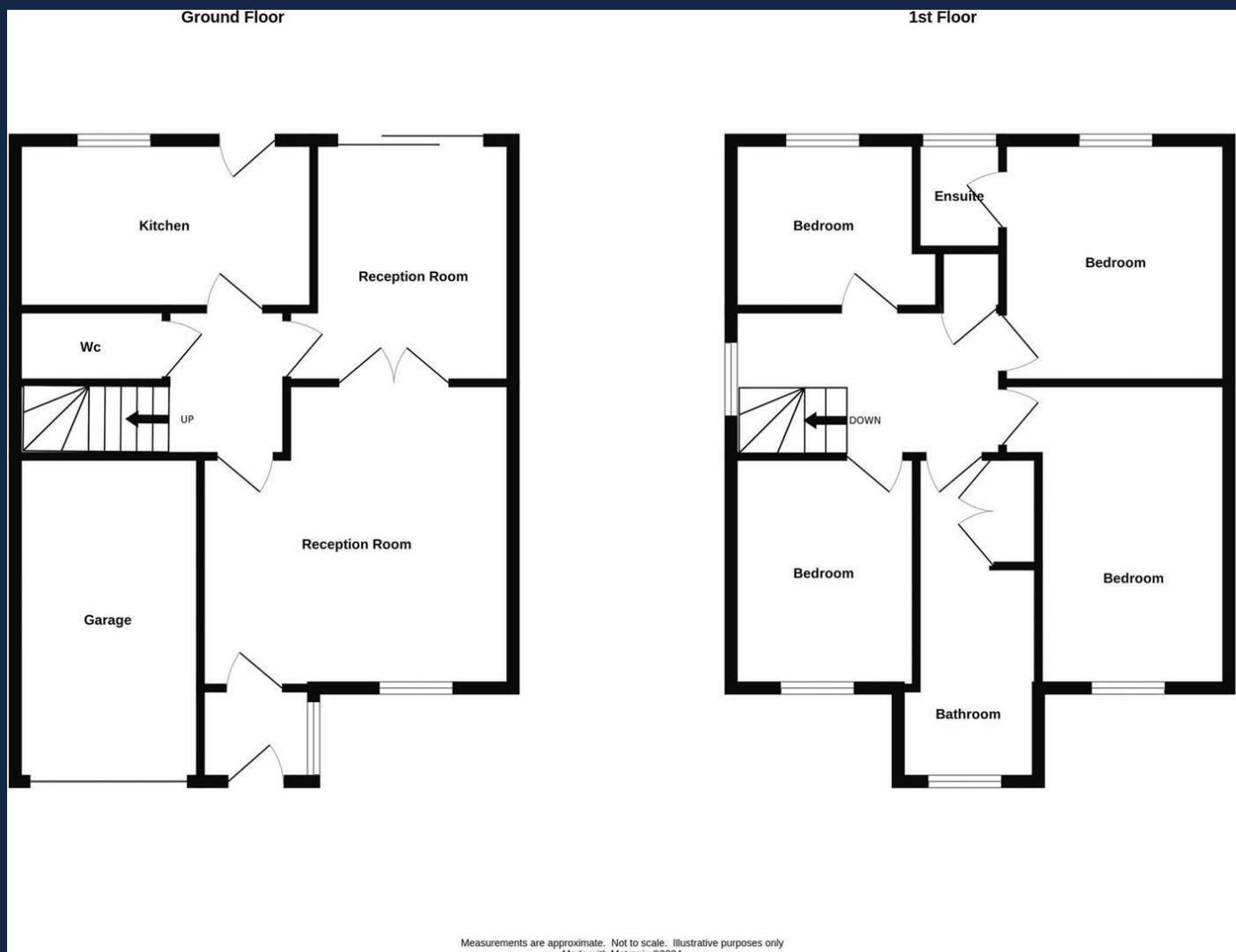
#### Kitchen 13'1" x 7'2" (4.0 x 2.2)

Double glazed obscured door to rear, double glazed window to rear, wall and base units with roll top surface over, oven with integrated hob and extractor, one and a half bowl sink with mixer tap and drainer, space for washing machine, space for under cabinet fridge and freezer.









#### Downstairs w.c.

Double glazed obscured window to side, central heating radiator, pedestal wash hand basin, low level flush w.c., splashback tiling to walls.

#### First floor landing

Double glazed window to side, doors leading to four bedrooms, family bathroom and airing cupboard housing water tank, coving to ceiling and loft access with ladder.

#### Family bathroom

Double glazed obscured window to front, complementary tiling to walls, central heating radiator, w.c., bath with telephone attachment, pedestal wash hand basin, double opening fitted storage cupboard.

#### Bedroom one 9'6" x 14'1" (2.9 x 4.3)

Double glazed window to rear, central heating radiator, door into en-suite

#### En-suite

Double glazed window to rear, low level flush w.c., vertical central heating radiator, pedestal wash hand basin and mixer tap, splashback tiling to walls, electric shower.

#### Bedroom two 10'5" x 8'10" (3.2 x 2.7)

Double glazed window to rear, central heating radiator.

#### Bedroom three 8'2" x 11'5" (2.5 x 3.5)

Double glazed window to front, central heating radiator, wardrobe.

#### Bedroom four 8'6" x 8'10" (2.6 x 2.7)

Double glazed window to front, central heating radiator.

#### Garden

Slabbed patio area with stone chipping border, outside tap, slabbed patio leading down both sides of property to side entrance, one being gated, lawn, variety of shrubs and hedges with the border being fenced.

#### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. We are advised that there is an annual service charge of approximately £400.00 for the private road maintenance.

#### Council Tax Banding

Tax Band is E

#### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance

with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

**IMPORTANT NOTICE** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

# Grove.

FIND YOUR HOME

Halesowen

18 Hagley Road, Halesowen, West Midlands, B63 4RG

T: 0121 550 5400

E: [halesowen@grovepropertiesgroup.co.uk](mailto:halesowen@grovepropertiesgroup.co.uk)